



**Worcester House, Hollygrove Close, Hounslow, TW3 3NE**

**£320,000**

A two double bedroom second floor purpose built apartment situated in this popular residential location with access to Hounslow Town Centre, Hounslow Central tube and further transport links. The accommodation comprises L-shaped lounge/diner, kitchen with built-in hob and oven, two double bedrooms and bathroom with shower cubicle. The property also benefits from double and secondary glazed windows, electric heating, entry phone system, communal gardens and parking. An ideal first time purchase of buy to let investment.

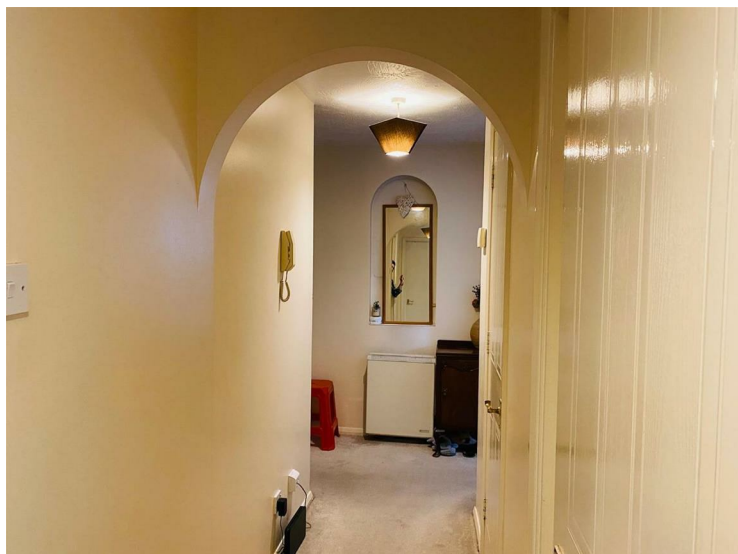
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**Communal Entrance**

Entry phone system, stairs to second floor.

**Entrance Hallway**



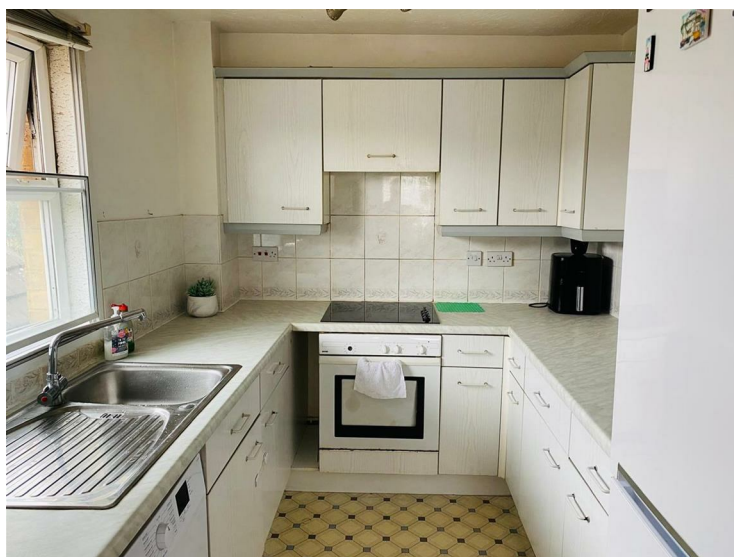
Electric heater, doors to rooms, storage cupboard, cupboard housing cylinder tank and cold water tank, access to loft.

**Lounge/Diner**



Front aspect double and secondary glazed window, electric heater, door to..

**Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven below, space for washing machine and fridge/freezer, part tiled walls, power point, side aspect double and secondary glazed window.

**Bedroom One**



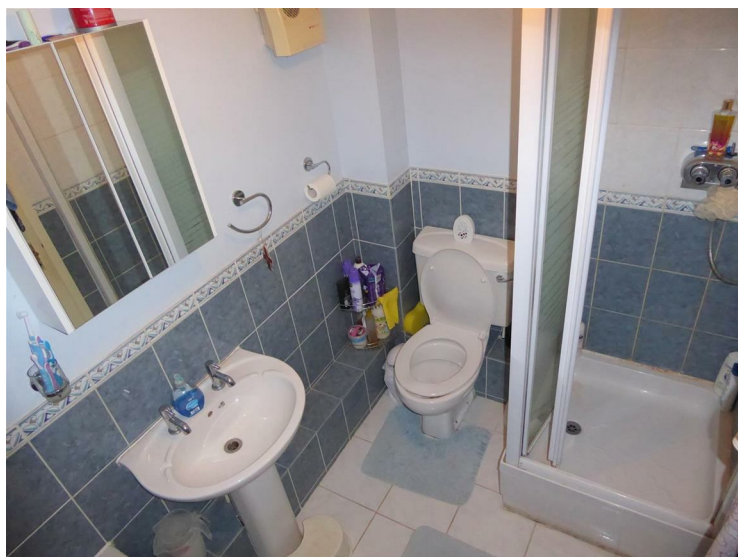
Rear aspect double and secondary glazed window, electric heater, power point.

## Bedroom Two



Rear aspect double and secondary glazed window, electric heater.

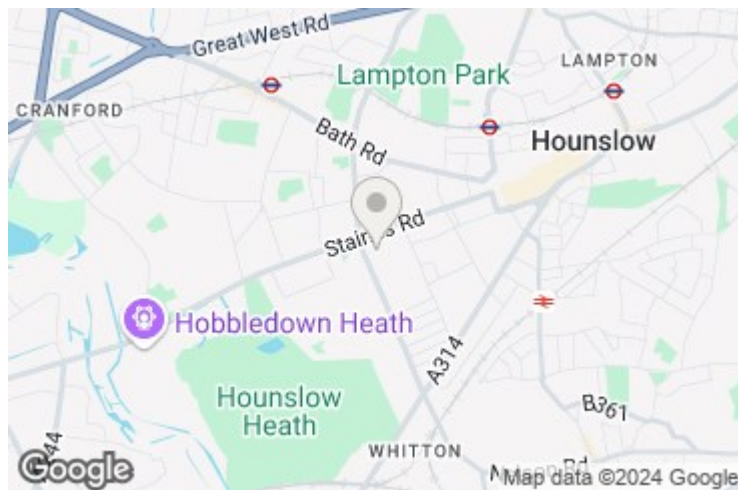
## Bathroom



White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, enclosed shower cubicle with wall mounted shower unit, tiled walls, extractor fan.

## Outside

Communal gardens and parking area

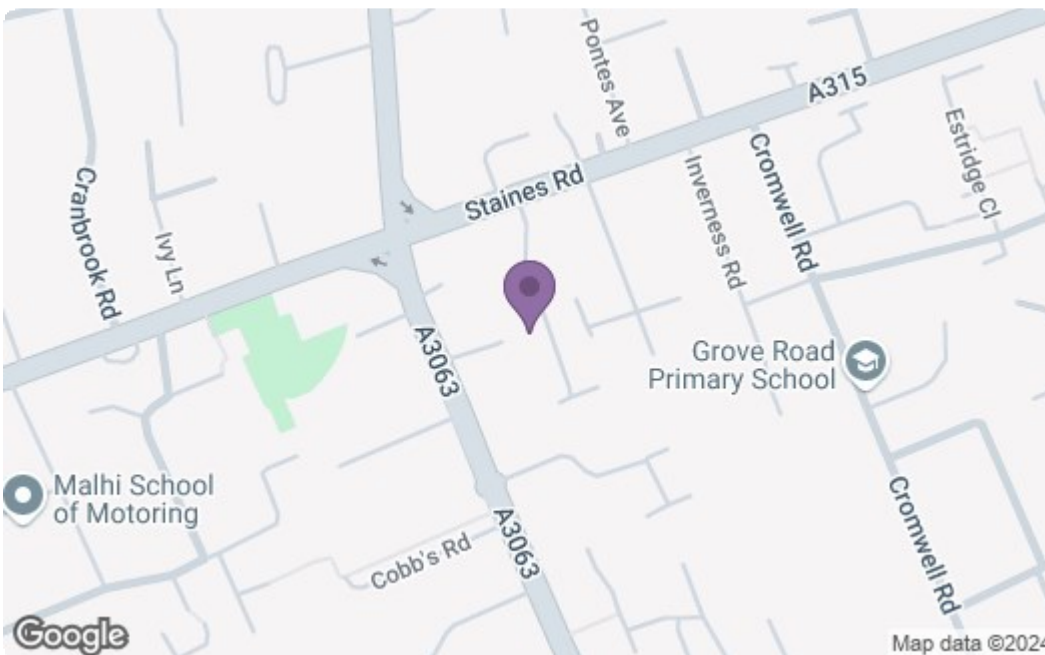


Approximate Gross Internal Area Approx. :- 58.63 sq m/ 631.08 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	63
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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